

January 24, 2001

TO: Mayor and City Council

FROM: Doug Mousel, Senior Planner

SUBJECT: Results of the Planning & Zoning Commission meeting, January 23, 2001

The following item is scheduled for the February 6, 2001 City Council meeting

Final Plat: Eldorado Fairways at the Trails, Phase A
Applicant(s): Fairway/2000, Ltd. and Tipton Engineering, Inc.

DESCRIPTION:

76 Single Family-5 lots, 110 Single Family-4 lots, and one open space lot on 58.5± acres on the south side of Eldorado Parkway, 1,500± feet east of FM 423. Zoned Single Family-4 and Single Family-5. Neighborhood #44.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Staff approval of the landscape, screening, and tree preservation plans.
3. Filing of off-site easements prior to a city release for construction.

MH/sg

cc: Tim Spairs 972-226-1946
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3A

Final Plat: Eldorado Fairways at the Trails, Phase A

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Remarks:

The final plat shows 110 Single Family-4 lots, 76 Single Family-5 lots, and one open space lot for the development of a private recreation center. Site plan approval will be required for the private recreation center. Access to the subdivision is provided from Eldorado Parkway through Rio Grande Drive and an off-site temporary street easement. All 186 lots have alley access. A six-foot masonry wall with three-inch caliper trees planted an average of thirty-foot center within 25 feet of additional right-of-way dedicated for screening and landscaping purposes will screen lots backing to Eldorado Parkway. A detailed tree survey has to be submitted and approved by Staff. Approval of the subdivision is contingent on approval of the detailed tree survey. Off-site utility, street, drainage, and sanitary sewer easements are necessary for the development of this subdivision. All off-site easements must be obtained and filed prior to a city release for construction.

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